

REGIONAL AFFORDABILITY COMMITTEE

REPOSITIONING OF CITY-OWNED PROPERTY



NOVEMBER 19, 2018

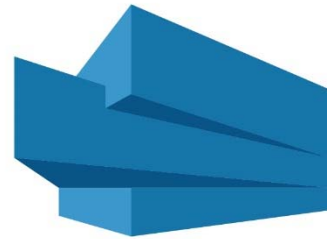
AGENDA

- Who we are
- What we do
- How we do it
- Recommendations
- Questions

REGIONAL AFFORDABILITY COMMITTEE

WHO WE ARE

The City of Austin's Economic Development Department (EDD) develops and leads innovative programs that increase the prosperity of all Austinites, our businesses, and our diverse communities.



Economic Development

CITY OF AUSTIN

PROSPERITY FOR ALL PEOPLE · PROSPERITY FOR BUSINESS · PROSPERITY FOR COMMUNITIES



Cultural Arts

CITY OF AUSTIN
ECONOMIC
DEVELOPMENT

Executes programs and initiatives that integrate arts into economic development, tourism, community development and commercial neighborhood revitalization strategies.



Global Business & Expansion

CITY OF AUSTIN
ECONOMIC
DEVELOPMENT

Increases jobs and investment in Austin through business attraction and by assisting local businesses with international expansion and trade.



Music & Entertainment

CITY OF AUSTIN
ECONOMIC
DEVELOPMENT

Develops and executes initiatives that accelerate the growth of Austin's music and entertainment industry infrastructure, by focusing on job creation, talent export, trade development, and industry revenue growth.



Redevelopment

CITY OF AUSTIN
ECONOMIC
DEVELOPMENT

Facilities innovate partnerships and projects to re-invigorate Austin's existing built environment, binding neighborhoods and business hubs into civic urban villages.



Small Business

CITY OF AUSTIN
ECONOMIC
DEVELOPMENT

Provides opportunities, programs and resources to Austin's local businesses and entrepreneurs, helping them expand their opportunities at home and throughout the world.



Redevelopment Division

Reposition underutilized and/or surplus City property into the private sector in a manner that delivers community-beneficial projects.

- Grounded in adopted City Council policy
- Guiding community vision is informed by existing conditions
- Partnerships are structured for resiliency over time
- Public sector and private sector risks, rewards and expertise align through legal agreements, land use controls and regulations
- Community benefits achieve City Council's 2023 Direction

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WHAT WE DO

Underway: Robert Mueller Airport Redevelopment



- 700 ac. former Robert Mueller Airport
- 2000: Council adopted master plan
- 2004: Master Development Agreement with Catellus – flexible & market responsive
- Estimated 20 year build-out

Development Program	Completed	At Build out
Residential Units	3,484	6,200
Affordable Units	963	1,550
Commercial	2.2 m sf	4.5 m sf
Public Parks / Open Space	90 acres	140 acres



- Delivery of mixed-income community
- 25% for-sale and for-rent affordable units
- City ownership until each parcel taken down
- TIF District supports public infrastructure
- 2017 Property Taxes +\$5.0 m

Colony Park Sustainable Community Implementation

CREATING VALUE THROUGH LAND PLANNING



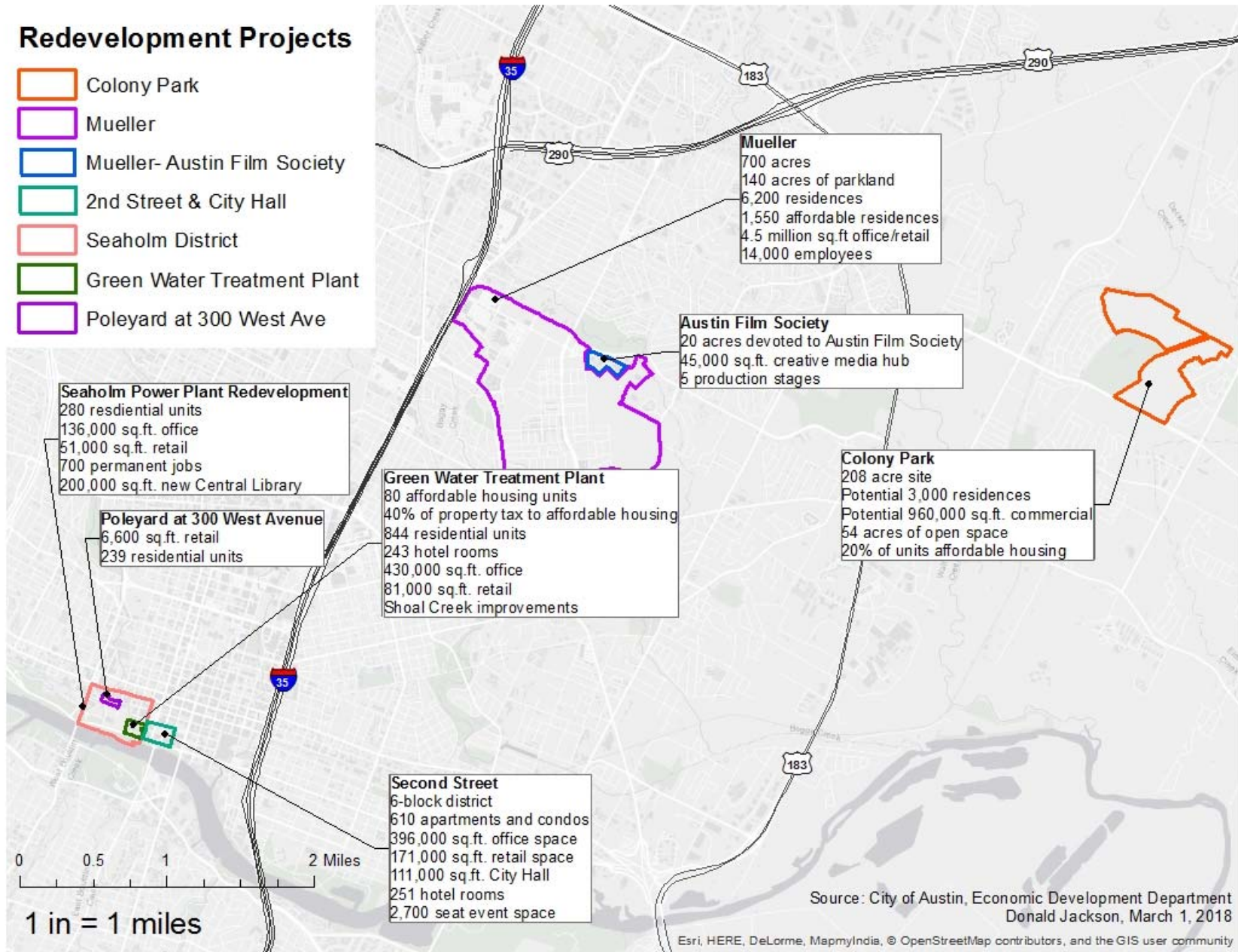
- 208 acres of City owned land (AHFC)
- Town Center / Innovation District
- Proposed Green Line TOD stop
- +3,000 housing units
- 20% affordable units
- + 960,000 SF commercial
- 46 acres open space



- Adjacent elementary school, 95 acre district park and recreation center
- City Council adopts Plan and PUD 2014
- Imagine Austin Comprehensive Plan amended to include Colony Park 2016
- Master Developer RFQS/RFP solicitation: City Council consideration of selected master developer (Catellus) 10/4/2018

Redevelopment Projects

- Colony Park
- Mueller
- Mueller- Austin Film Society
- 2nd Street & City Hall
- Seaholm District
- Green Water Treatment Plant
- Poleyard at 300 West Ave



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HOW WE DO IT

City Council Policy

City Assets Leverage Community Benefits

Select Approved City Council Resolutions Summarizing Directive to Reuse of City-owned Land December 2012 - Present

- ***Imagine Austin***
- **Strategic Facility Plan (2012)**
- **Numerous study recommendations**
- **14 Resolutions since 2012**
[\(Right: Staff memo 8/3/2018\)](#)
- **Council Strategic Direction 2023**
- **Adopted City of Austin Budget FY 2019**

Resolution	Property	Directive Summary
20121011-076	All	Enhanced review process for potential real estate sales of City-owned land that includes outreach with the community and consideration of all relevant city plans and policies from small area plans to the Imagine Austin Comprehensive Plan.
20130117-054	6909 Ryan Drive	Evaluate and outline issues associated with redeveloping the City-owned Property located at 6909 Ryan Drive
20140417-049	All	Identify a minimum of three underutilized City-owned properties suitable for development of a model affordable, family-friendly, energy efficient multifamily housing project
20140626-100	411 Chicon	Initiate the enhanced review process and convene community meetings to discuss ideas for the 411 Chicon site
20160204-038	4711 Winnebago	Explore the feasibility of developing a live/work project with Artspace
20160303-019	All	Explore options for implementation of the goals and objectives described in this resolution related to creatives - Mayor's Omnibus
20160616-035	All	Recommendation on how to redevelop any City-owned land, including properties with existing facilities, for affordable housing
20161013-008	All	Identify properties within the City's real estate portfolio suitable for development as affordable housing, live/work space, mixed-use housing developments and emergency shelters
20161103-045	All	Work with other local governmental and quasi-governmental entities, including AISD, Travis County, Capital Metro, and ACC, on creating a process for identifying opportunities...such as creating affordable and permanent supportive housing, transportation goals, or supporting space for creatives
20170323-052	606 E. 12th Street	Evaluate the Health South building for its potential to provide affordable housing
20180323-052	All	Analyze and provide next steps for collaboration and support of a community arts stabilization trust including a catalogue of city-owned land available for consideration for the cultural trust
20171109-046	All	Identify City-owned sites...as well as potentially including underutilized parkland that might be appropriate for a soccer stadium
20180322-099	10414 McKalla Place	Provide a detailed analysis of 10414 McKalla Place as potential site for a major league soccer stadium
20180614-069	4711 Winnebago	Explore the feasibility of an agreement with Austin Youth & Community Farm, Inc. d/b/a Urban Roots, for the long-term use of City-owned land at 4711 Winnebago Lane

Portfolio Management

Maximize Community Benefits

The City can achieve greater benefits by competitively positioning a diverse set of properties through a collective lens rather than through a series of one-off transactions.

- Strategic view **across a group** of properties
- Achieve a **range of community benefits** across all properties but tailor a property's specific benefits to its community and market context
- Permits **cross subsidization** where a strong positive City revenue return from one property can provide “gap” financing to leverage community benefits in other properties in other areas of the City
- **Maximizing the sale** of one property can be reinvested to maximize other community benefits
- Validated by **Peer City Summit (1/2017)**

Interdisciplinary Approach

Lead Partner: Office of Real Estate (Real estate expertise)

Collaborators:

Department	Community Benefit	Policy
Austin Public Health	Health, food security, homeless prevention	Austin Public Health Strategic Plan (2017) Community Health Assessment (2017) Community Health Improvement Plan
Neighborhood Housing and Community Development	Affordable housing, emergency shelter, homeless prevention, mixed use	Strategic Housing Blueprint (2017)
Parks and Recreation	Parks and open space	Long Range Plan for Land, Facilities and Programs (2010)
Watershed Protection	Flood mitigation, erosion control and water quality protection	Watershed Protection Master Plan (2016)
Office of Sustainability	Food access and healthy food systems	Healthy Food Access Initiative (2016)
Economic Development - Cultural Arts Division	Creative space for music, arts and cultural uses; Employment / commercial development	Cultural Asset Mapping Project (2017)

PRIORITY SITES

- 6909 Ryan Drive (Crestview)
- 906 E. St. Johns / 7211 N I-35
(former Home Depot + Chrysler Dealership)
- 4800 Bolm Road
- 1215 Red River (HealthSouth)

St. Johns / Chrysler Site (assemblage)

Two properties

- Home Depot Tract:
13.7 acres
- Chrysler Tract:
5.3 acres

Zoning: Public (2009)

Public Safety facilities
bond (2006) \$12.4 M

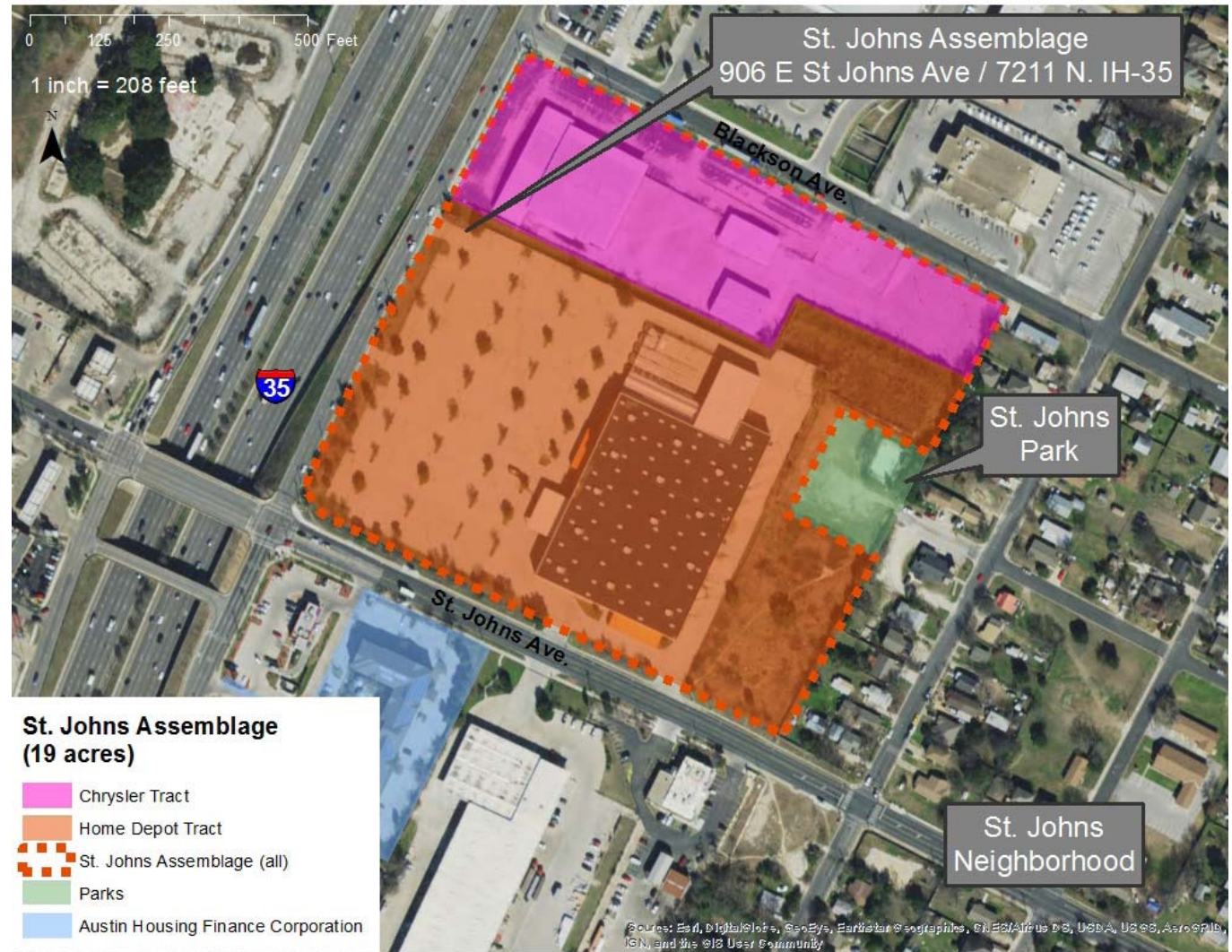
Good access

- Capital Metro bus
- Adjacent to I-35

Park deficient area

Work done to date:

- Environmental review
- Community survey and
visioning
- City Council Resolution
20171207-058
Evaluation



Crestview Station Site Facts (6909 Ryan Drive)

Austin Energy Storage

- 5.58 acres
- Requires AE relocation

Zoning:

- Crestview Station TOD
- Lamar Blvd. / Justin Lane TOD Station Area Plan
- Crestview-Wooten NP

Excellent access

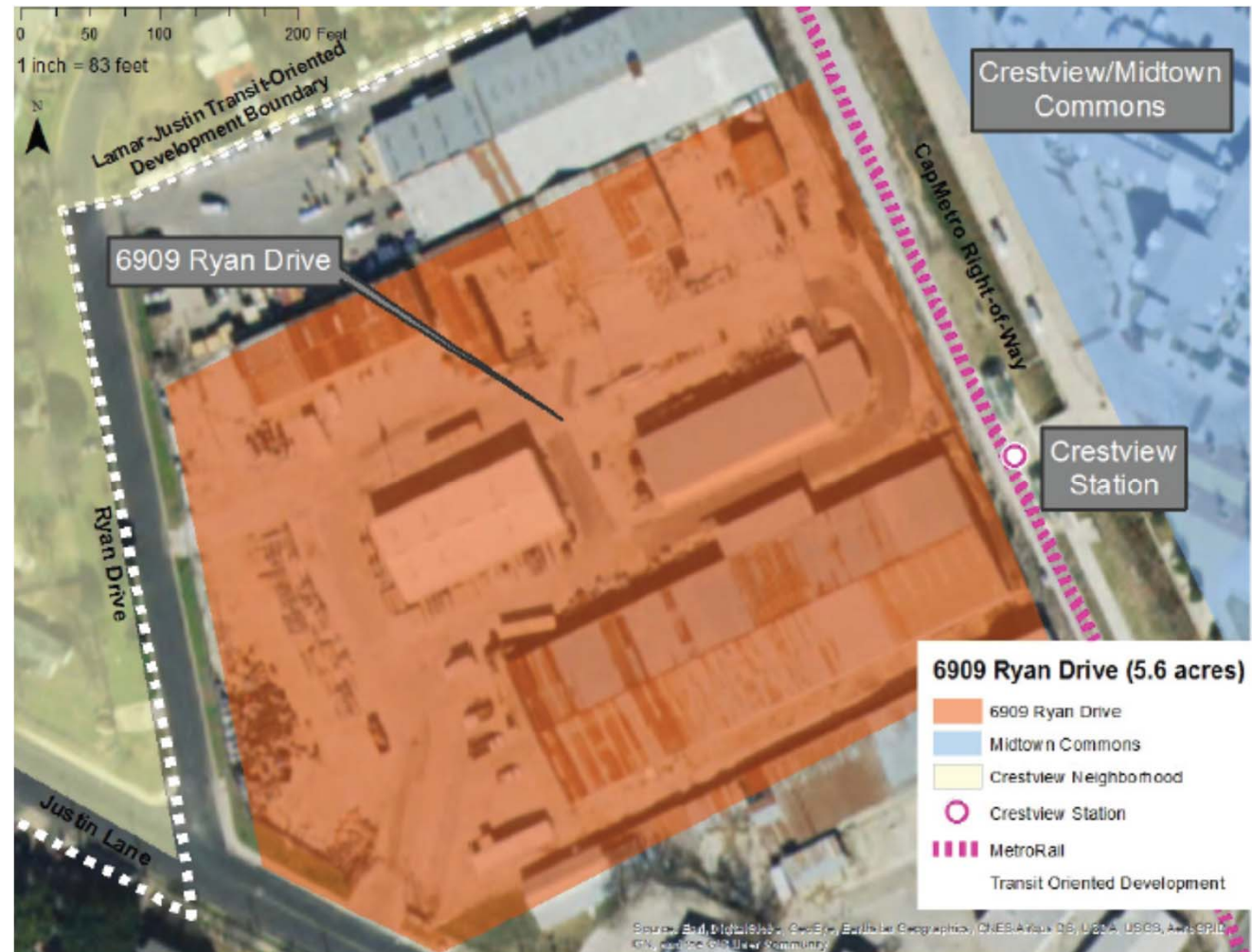
- Redline Station
- Bus Rapid Transit
- Highland hike & bike trail

Work done to date:

- Environmental review
- Community planning

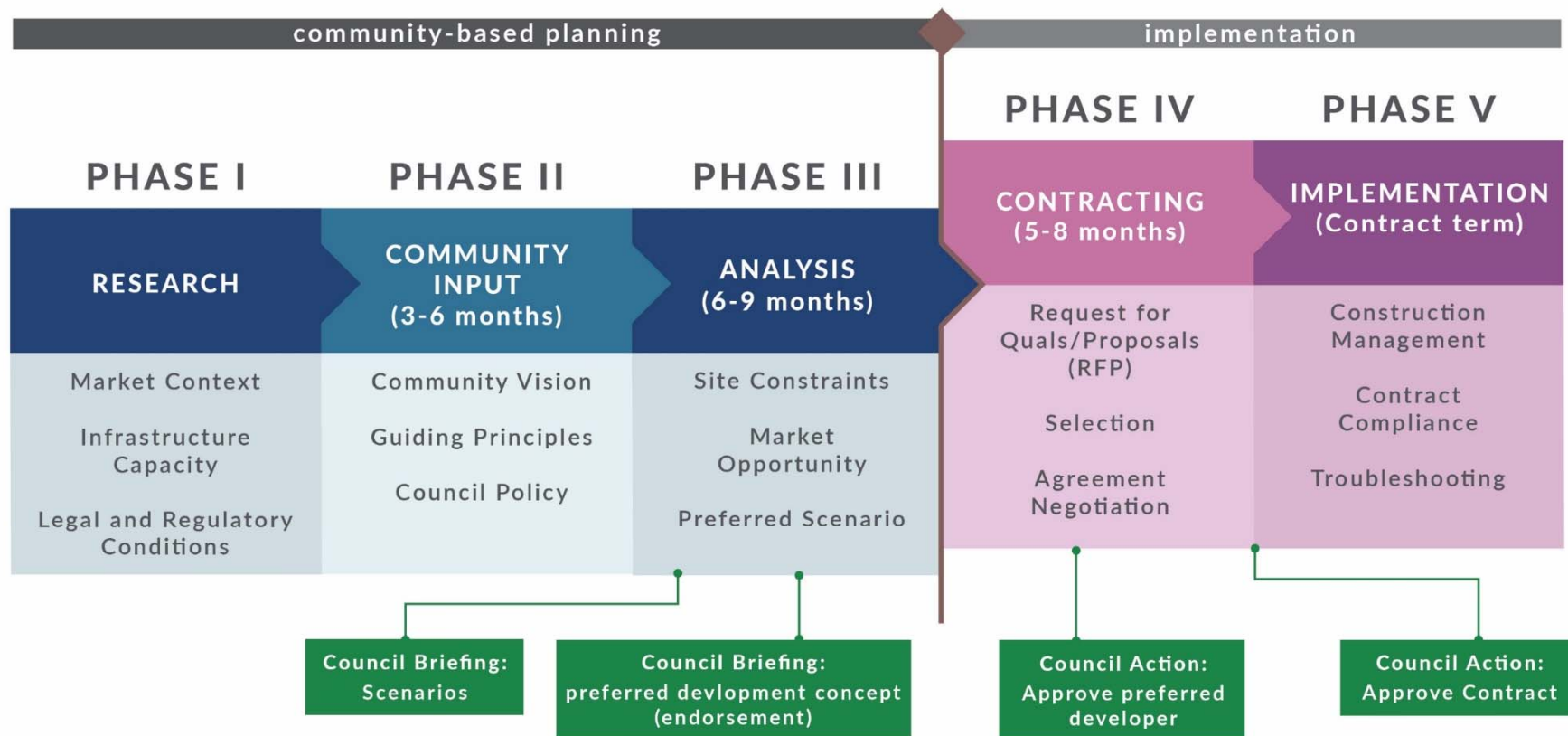
City Council Resolutions

- 20130117-054
- 20140417-049



Strategic and Competitive: Securing Community Benefits

Strategic Sale



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OPPORTUNITIES FOR COLLABORATION

Collaboration Opportunities

City Council Resolution 20161103-045

Work with other local governmental and quasi-governmental entities, including AISD, Travis County, Capital Metro, and ACC, on creating a process for identifying opportunities...such as creating affordable and permanent supportive housing, transportation goals, or supporting space for creatives

- What lessons can we learn from you for our process?
- How do you envision your public agency being engaged?
- How can we better leverage opportunities across agencies?

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Redevelopment

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